Online Comment

Application	H16-0136-23
Location	Ivanda Nursery Monks House Lane Spalding PE11 3LH
Proposal	Proposed residential development of 76 dwellings, including demolition of existing glass houses & auxiliary buildings with the retention of Ivanda House

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Date Submitted	28-02-23
For/Against	Comments

The proposed development is in an area of high archaeological potential, within a multi-period fenland landscape to the west of Spalding that is known to have been exploited during the Iron Age, Roman and medieval periods.

Directly to the north of this site an archaeological evaluation carried out ahead of the Wygate Park residential development revealed a complex sequence of archaeological remains. This led to mitigation carried out in 2005 taking the form of the set-piece excavation of around 6 hectares of archaeological remains. These dated from the late Iron Age throughout the Roman period to the 4th century, including several areas of settlement and a well-preserved salt production site, all sealed beneath later post-Roman marine silts.

It is considered highly likely that similar remains will extend into the area of the proposed development, particularly in the western part of the site. This is because features within the excavated late Iron Age and Roman settlement were seen to extend southwards in this direction beyond the limits of excavation. As did a former creek or paleochannel that would have been an important landscape feature in this period, and which may have provided transportation as well as the sea water needed for manufacturing salt. Further extensive area of prehistoric and Roman settlement and field systems are known from cropmark evidence to the southwest of the site on the other side of Monks House Lane.

Insufficient information is currently available to enable the local planning authority to make a reasoned decision on the archaeological impacts of the proposed development. Therefore, it is recommended that the developer is required to provide site-specific information in the form of an archaeological trial trench evaluation to be carried out prior to determination. This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned decision on the archaeological impacts of this planning application in accordance with the requirements of the National Planning Policy Framework, section 16, paragraph 194:

"Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

The South East Lincolnshire Local Plan Policy 29 also states:

"developers will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site."

"Wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed written scheme of investigation submitted by the developer, undertaken by a suitably qualified person, and approved by the Local Planning Authority."